



PENRITH CITY COUNCIL

DRAFT ST MARYS TOWN CENTRE DEVELOPMENT CONTRIBUTIONS PLAN 2025

(Under Section 7.12 of the Environmental Planning and Assessment Act,
1979 amended)

PENRITH
CITY COUNCIL

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1. PLAN SUMMARY

1.1 ST MARYS TOWN CENTRE

In 2021, Council commenced 'St Marys 2041', a strategic planning pathway for St Marys Town Centre. This pathway seeks to position St Marys as a strategic centre in Western Sydney, leveraging opportunities created by the Western Sydney International (Nancy Bird-Walton) Airport (WSA) and its direct link to St Marys via a station on the Sydney Metro WSA line.

The St Marys Town Centre Structure Plan and Background Evidence Report was the first stage of St Marys 2041 and was endorsed by Council in November 2022. The St Marys Town Centre Master Plan – being Stage 2 of St Marys 2041 – builds upon the Structure Plan to provide a planning, urban design and implementation framework to ensure that St Marys Town Centre realises its potential as a thriving destination in the Western Parkland City.

The planning framework for St Marys Town Centre is expected to facilitate the delivery of an estimated additional 9,307 dwellings and 8,360 jobs over the next 20(+) years. The existing and forecast growth is outlined in **Table 1** and is based on the estimated development yields proposed under the Master Plan and implemented through the proposed amendments to the planning framework for the St Marys Town Centre.

Table 1 Anticipated development yield, 2041

| | Baseline (Existing) | Master Plan (2041) | Change (in #) |
|---------------------|-----------------------|-----------------------|----------------------|
| Dwellings | 1,913 | 11,220 | 9,307 |
| Residents | 3,753 | 25,470 | 21,717 |
| Jobs | 4,400 | 12,760 | 8,360 |
| Non-residential GFA | 104,019m ² | 184,306m ² | 80,287m ² |

1.2 WHY HAS THIS PLAN BEEN PREPARED?

To achieve the planned vision for the St Marys Town Centre, the forecast resident and worker growth needs to be supported by new and augmented infrastructure. This plan has been prepared to enable developers of land in the St Marys Town Centre to make a monetary contribution (called a 'section 7.12 contribution' or 's7.12 levy') to help meet the cost of providing this local infrastructure.

A contributions plan must be in place before a development application on land to which this plan applies can be determined (refer to section 66(1)(c) of the EP&A Regulation), except where the consent authority has entered into a planning agreement with the applicant. Additionally, a consent authority may impose a condition under section 7.11 or 7.12 of the EP&A Act only if it is of a kind allowed by, and is determined in accordance with, a contributions plan.

The contributions in this plan are based on the costs of land and works needed to provide local infrastructure. Local infrastructure requirements have identified the need to provide new and upgraded infrastructure as follows:

- Traffic and active transport works, and streetscape improvements,
- Local open space and recreation,
- Water management, and
- Community facilities.

This plan does not levy contributions for the provision of State Government infrastructure.

The objectives and purposes of the plan include:

- Identifying the infrastructure needs for the St Marys Town Centre generated by development within the St Marys Town Centre;
- Ensuring the existing community is not unreasonably burdened by the provision of local infrastructure required (either partly or fully) as a result of development within the St Marys Town Centre;
- Providing the framework for the efficient and equitable determination, collection and management of development contributions toward the provision of local infrastructure generated by development within the St Marys Town Centre.

1.3 CONTRIBUTION BASED ON DEVELOPMENT AND INFRASTRUCTURE COSTS

The s7.12 levy amount that is required from a development is determined by applying a fixed percentage rate to the cost of that development.

The percentage rate reflects the ratio of total local infrastructure costs to total development costs, as shown in the equation below.

$$\text{S7.12 levy} = \frac{\text{Total Infrastructure}}{\text{Total Development Costs}} \times 100\%$$

Summaries of the costs of expected development and local infrastructure costs are shown in **Table 2** and **Table 3**.

Detailed investigation of expected development in St Marys Town Centre, the anticipated local infrastructure needs generated by the development, and the estimated costs of both development and infrastructure in the area, are contained in the *St Marys Town Centre Section 7.12 Contributions Plan Background Report (February 2025)* (the 'Background Report') at Appendix C.

Notwithstanding, there is significant landholdings by Homes NSW and other affordable housing providers within the St Marys Town Centre that benefits from the uplift afforded by the St Marys planning framework. It is expected that when this land develops it could conservatively deliver a minimum of 30% affordable housing. Affordable housing is not levied development contributions under Section 3.1 of this Plan. The expected development costs have been adjusted to reflect the reduction in development contributions that will be collected under the Plan and to ensure that the infrastructure required to support the St Marys Town Centre can be appropriately funded.

Table 2 Expected development costs – St Marys Town Centre

| Land Zoning* | Estimated Cost (\$M) |
|---------------------------------|----------------------|
| Productivity Support (E3) | \$176.79 |
| Mixed Use (MU1) | \$3,543.24 |
| Low Density Residential (R2) | \$98.09 |
| Medium Density Residential (R3) | \$192.04 |
| High Density Residential (R4) | \$1,885.61 |
| Less 30% Affordable Housing | -\$337.23 |
| Total | \$5,558.54 |

*Land zoning identified in the St Marys Town Centre Master Plan

Table 3 Local infrastructure costs – St Marys Town Centre

| Infrastructure Category | Estimated cost (\$M) |
|--|----------------------|
| Works | |
| Traffic and Active Transport (Roads) | \$80.56 |
| Traffic and Active Transport (Intersections) | \$27.96 |
| Streetscape Improvements | \$3.46 |
| Stormwater Management | \$23.77 |
| Local Open Space | \$29.06 |
| Community Facility (Works)* | \$27.50 |
| Land Acquisition | |
| Traffic and Active Transport | \$12.65 |
| Local Open Space | \$30.69 |
| Total | \$235.64 |

*refer to section 3.5 of the Background Report

Note: The assumptions used in the calculation of all costs in Tables 2 and 3 are contained in section 5, 6 and 7 of the Background Report.

Based on the above, the levy is as follows:

$$\frac{\$235.64 \text{ million}}{\$5,558.54 \text{ million}} \times 100\% = 4.24\%$$

Detailed schedules of local infrastructure included in this plan and maps showing the location of the infrastructure items are included in Appendices A and B of this plan.

1.4 CONTRIBUTION LEVY

This plan authorises a s7.12 levy as shown in

Table 4.

Table 4 Section 7.12 levy rates

| | Contribution rate |
|--------------------------------------|--------------------|
| Development with a proposed cost of: | |
| Up to and including \$200,000 | Nil |
| More than \$200,000 | 4.24% of that cost |

2. PLAN SCOPE

2.1 NAME OF THIS PLAN

This plan is called the *St Marys Town Centre Development Contributions Plan 2025*.

The plan provides information about calculating the local infrastructure contributions payable, how to impose, pay and settle contributions, and other administrative matters.

The plan is accompanied by and should be read in conjunction with the *St Marys Town Centre Section 7.12 Contributions Plan Background Report, February 2025* at Appendix C.

2.2 COMMENCEMENT OF THIS PLAN

This plan commences on the date on which public notice was given under section 214(2) of the EP&A Regulation or the date specified in that notice if it is a different date.

2.3 PURPOSE OF THIS PLAN

The purpose of this plan is to authorise consent authorities and registered certifiers to impose a condition of development consent on development for a section 7.12 fixed levy to be made towards the provision, extension or augmentation of local infrastructure set out in this plan.

Other purposes of this plan are as follows:

- To ensure that developments in the St Marys Town Centre make a reasonable contribution towards the cost of shared local infrastructure needed to support their developments;
- To ensure that the broader community in the Penrith LGA is not unreasonably burdened by the provision of local infrastructure that is required because of development in the St Marys Town Centre.

2.4 AUTHORITY TO IMPOSE A FIXED DEVELOPMENT CONSENT (S7.12) LEVY

This plan authorises the consent authority or a registered certifier, when determining an application for development or an application for a Complying Development Certificate (CDC) on land to which this plan applies, and subject to

other provisions of this plan, to impose a condition requiring a fixed development consent levy to be paid under section 7.12 of the EP&A Act for the provision of local infrastructure.

The total levy amount that is imposed on any individual development is calculated by multiplying the applicable levy rate in **Table 4** by the proposed cost of the development.

The types of development subject to a s7.12 levy are identified in section 2.6 of this plan.

Accredited certifiers should also refer to section 3.8 of this plan as to their obligations in assessing and determining CDCs.

2.5 LAND TO WHICH THIS PLAN APPLIES

This plan applies to land in the St Marys Town Centre as shown outlined in red in **Figure 1**.



Figure 1 Contributions Plan Area

This plan repeals and replaces the St Marys Town Centre s.94 Development Contributions Plan (1993).

The following contributions plans adopted by the Council and in force at the time that this contributions plan commenced do not apply to development on land to which this plan applies:

- Cultural Facilities Development Contributions Plan (2003)
- Penrith City Local Open Space Development Contributions Plan (2007)
- Penrith City District Open Space Facilities Contributions Plan (2007)
- Penrith City section 7.12 Citywide Development Contributions Plan for Non-Residential Development (2021)

2.6 DEVELOPMENT TO WHICH THIS PLAN APPLIES

Subject to section 1.11, this plan applies to development that has a proposed cost of development of more than \$200,000 in accordance with section 1.4 of this plan.

2.7 WHAT DEVELOPMENT IS EXEMPTED

This plan DOES NOT apply to the following types of developments:

- a. Development for the purposes of any form of seniors housing defined in State Environmental Planning Policy (Housing for Senior or People with a Disability) 2004 that is provided by a social housing provider.
- b. Work involving repair and replacement of structures impacted by natural forces and unpreventable events such as fire, flooding, earthquakes, lightning, etc.
- c. Development exempted from contributions under section 7.17 of the EP&A Act by way of a direction made by the Minister.

2.8 SAVINGS AND TRANSITIONAL ARRANGEMENTS

This plan applies to a development application or application for a CDC that was determined on, or after the date this plan took effect.

3.CALCULATING AND IMPOSING THE LEVY

3.1 PROPOSED COST OF DEVELOPMENT REQUIRED

Section 7.12 levies are calculated by the consent authority or registered certifier as a percentage of the cost of development.

Section 208 of the EP&A Regulation sets out how the proposed cost of carrying out development is determined.

An extract from the EP&A Regulation that was in force at the date this plan was adopted is shown below:

1. The proposed cost of carrying out development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development.
2. The costs of carrying out development include the costs of, and costs incidental to, the following—
 - a. if the development involves the erection of a building or the carrying out of engineering or construction work—
 - i. erecting the building or carrying out the work, and
 - ii. demolition, excavation and site preparation, decontamination or remediation,
 - b. if the development involves a change of use of land—doing anything necessary to enable the use of the land to be changed,
 - c. if the development involves the subdivision of land—preparing, executing and registering—
 - i. the plan of subdivision, and
 - ii. the related covenants, easements or other rights.
3. In determining the proposed cost, a consent authority may consider an estimate of the proposed cost that is prepared by a person, or a person of a class, approved by the consent authority to provide the estimate.
4. The following costs and expenses must not be included in an estimate or determination of the proposed cost—

- a. the cost of the land on which the development will be carried out,
- b. the costs of repairs to a building or works on the land that will be kept in connection with the development,
- c. the costs associated with marketing or financing the development, including interest on loans,
- d. the costs associated with legal work carried out, or to be carried out, in connection with the development,
- e. project management costs associated with the development,
- f. the cost of building insurance for the development,
- g. the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,
- h. the costs of commercial stock inventory,
- i. the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,
- j. the costs of enabling access by people with disability to the development,
- k. the costs of energy and water efficiency measures associated with the development,
- l. the costs of development that is provided as affordable housing,
- m. the costs of development that is the adaptive reuse of a heritage item.

3.2 COST SUMMARY REPORT REQUIRED

For developments subject to this plan, the development application or CDC for the development is to be accompanied by a Cost Summary Report prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

The consent authority or registered certifier will validate all Cost Summary Reports before they are accepted using a standard costing guide or generally accepted costing method. If the proposed cost is considered inaccurate, Council may, at its

discretion and at the applicant's cost, engage a person referred to in section 3.3 of this plan to review the Cost Summary Report submitted by an applicant.

In all cases, the determination of the proposed cost of development by the consent authority is final.

3.3 WHO MAY PROVIDE A COST SUMMARY REPORT?

The estimate of the proposed cost of carrying out development that is submitted to the consent authority must have been prepared by the following persons:

- a. where the proposed cost of carrying out the development is less than \$750,000 – any Building Industry Professional; or
- b. where the proposed cost of carrying out the development is \$750,000 or more – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

3.4 COMPLYING DEVELOPMENT CERTIFICATES ISSUED BY REGISTERED CERTIFIERS

If an application for a CDC is determined by a registered certifier for development that is subject to a s7.12 levy under this plan:

- a) The registered certifier must, if a CDC is issued, impose a condition requiring a s7.12 levy. The amount of the levy that the registered certifier must impose is the amount determined in accordance with section 3 of this plan.
- b) The terms of the condition should be as follows:

A levy is to be paid to Penrith City Council in the amount of \$ [insert amount] for the purposes of the local infrastructure identified in the St Marys Town Centre Development Contributions Plan 2025.

Indexation

The levy is based on a proposed cost of carrying out the development of \$ [insert amount]. This cost (and consequently the levy) must be indexed between the date of this certificate and the date of payment using the following formula:

$$\text{Indexed development cost (\$)} = \frac{\$Co \times \text{Current PPI}}{\text{Base PPI}}$$

Where:

\$Co is the original development cost estimate assessed at the time of the issue of the complying development certificate.

Current PPI is the Producer Price Index (Building Construction NSW) ABS Catalogue No. 6427.30 as published by the Australian Bureau of Statistics at the quarter immediately prior to the date of payment.

Base PPI is the Producer Price Index (Building construction NSW) ABS Catalogue No. 6427.30 as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of imposition of the condition requiring payment of a contribution.

Time for payment

The levy must be paid prior to any work authorised by this complying development certificate commences, as required by clause 156 of the EP&A Regulation. Deferred payments of levies will not be accepted.

Post development cost review

Prior to the issue of any occupation certificate, a post completion review of construction costs, prepared by a Professional Quantity Surveyor or Chartered Professional Accountant is to be provided to Council specifying the actual cost of works. Where the actual cost of works exceeds that for which 7.12 contributions were calculated pre-development, the shortfall in development contributions is to be paid prior to the issue of the Occupation Certificate.

Council will not consider the reimbursement of contributions where costs have reduced.

Planning agreement

This condition does not need to be complied with to the extent specified, if a planning agreement is entered into between the developer and the Council.

3.5 TIMING OF PAYMENT

A levy amount required to be paid by a condition imposed on the development consent including a CDC in accordance with this plan must be paid at the time indicated below.

Council's policy for timing of s7.12 levies is:

- (a) For works included in a development application, including works to be carried out to enable the subdivision of land, the levy must be paid prior to the release of the construction certificate for the works, or part of the works.
- (b) For works authorised by a CDC, before any work commences.

For concept development applications that also include details of the first stage of development, the levy will be imposed in respect to the first stage of development, and the timing of payment of the levy amount will be as above.

At the time of payment, it will be necessary for levy amounts to be updated in accordance with section 3.7 of this plan.

Adjustment of payment following completion of the development

Prior to the issue of any occupation certificate, a post completion review of construction costs, prepared by a Professional Quantity Surveyor or Chartered Professional Accountant is to be provided to Council specifying the actual cost of works. Where the actual cost of works exceeds that for which 7.12 contributions were calculated pre-development, the shortfall in development contributions is to be paid prior to the issue of the Occupation Certificate.

Council will not consider the reimbursement of contributions where costs have reduced.

3.6 DEFERRAL OF PAYMENT

Council will consider a request to defer contributions when the developer makes a formal written application. If approved, deferred payments will incur interest and an administration fee for the deferral period¹.

Deferred or periodic payments may be permitted in the following circumstances:

¹ The administration fee is for the purposes of covering Council's costs in providing deferred payments. In the event of a developer defaulting on payment, the administration fee and interest will also cover some of the adjustment by PPI that would have been made at the time of payment.

- compliance with the provisions of Section 3.5 is unreasonable or unnecessary in the circumstances of the case; or
- where the applicant intends to make a contribution by way of a planning agreement and Council and the applicant have a legally binding agreement; or
- there are circumstances justifying the deferred or periodic payment of the contribution.

Council will consider whether deferred or periodic payment of the contribution will prejudice the timing or the manner of the provision of public facilities included in the works program.

If Council grants such a request, it is conditional upon the applicant providing a suitable bond such as a bank guarantee and deed of agreement consistent with Council's accounting practices.

A period for deferral of a levy will be agreed between the applicant and Council prior to preparation of the bank guarantee. The period may be extended in circumstances acceptable to Council.

Interest and an administrative fee will be charged on deferred contributions. The amount of the bank guarantee will be calculated in the following manner:

$$G = C \times (1 + r)^P$$

Where:

G is the amount of the Bank Guarantee;

C is the contribution owing at the time the guarantee is lodged with Council;

r is the interest rate applicable on the last day of the quarter of the 90-day bank bill swap rate plus 1% rate; and

P is in years and reflects the number of years that the bank guarantee is expected to be held.

The guarantee will be terminated when the liability is met by the payment of cash or transfer of land or works (under a planning agreement) or Council advises that the guarantee is no longer required.

The deed of agreement is to be prepared by Council's solicitors at full cost to the applicant.

If contributions are not paid by the agreed date the Bank Guarantee may be called up by Council.

3.7 ADJUSTMENT OF LEVY AMOUNTS TO ADDRESS THE EFFECTS OF INFLATION

Levies imposed under this plan are based on the proposed cost of carrying out the development set out in the development consent.

This cost (and consequently the levy amount) must be indexed between the date of DA determination or the issue of the CDC, whichever is applicable, and the date of payment in accordance with the following formula:

$$\text{Indexed development cost (\$)} = \frac{\$Co \times \text{Current PPI}}{\text{Base PPI}}$$

Where:

- | | |
|-------------|---|
| \$Co | is the original development cost estimate assessed at the time of the issue of the development consent |
| Current PPI | is the Producer Price Index (Building Construction NSW) ABS Catalogue No. 6427.30 as published by the Australian Bureau of Statistics at the quarter immediately prior to the date of payment |
| Base PPI | is the Producer Price Index (Building Construction NSW) ABS Catalogue No. 6427.30 as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of imposition of the condition requiring payment of a contribution. |

3.8 OBLIGATIONS OF REGISTERED CERTIFIERS – CONSTRUCTION CERTIFICATES

It is the responsibility of a registered certifier issuing a construction certificate for building work or subdivision work to ensure that each condition requiring the

payment of a s7.12 levy before work is carried out has been complied with in accordance with the CDC or development consent.

The only exceptions to the requirement are where a planning agreement or deferred payment arrangement has been agreed by the Council. In such cases the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

3.9 ALTERNATIVES TO PAYING THE LEVY

If a developer wishes to deliver infrastructure that is included in this plan on the Council's behalf, then the developer may offer to enter into a planning agreement under section 7.4 of the EP&A Act to undertake works in kind, make monetary contributions, dedicate land, or provide some other material public benefit.

The process for negotiating and entering into a planning agreement will be in accordance with Council's Developer Infrastructure Agreements Policy available on Council's website.

4.ADMINISTRATION OF THE PLAN

4.1 POOLING OF SECTION 7.12 LEVIES

This plan authorises monetary contributions paid in accordance with development consent conditions authorised by this plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this plan are described in section 4.2 of this plan.

4.2 INFRASTRUCTURE STAGING AND PRIORITIES

The local infrastructure included in this plan will be provided as and when development surrounding the infrastructure occurs.

The infrastructure schedules at Appendix A of this plan include indicative staging and timing for each infrastructure item which may change to reflect the timing and uptake of new development in the St Marys Town Centre.

4.3 ACCOUNTABILITY AND ACCESS TO INFORMATION

In accordance with the EP&A Act and EP&A Regulation a contributions register will be maintained by Council and published on the NSW Planning Portal and Council's website.

The register will be maintained at regular intervals and will include the following:

- Particulars sufficient to identify each development consent for which contributions have been sought;
- Nature and extent of the contribution required by the relevant condition of consent;
- Name of the contributions plan under which the condition of consent was imposed; and
- Date the contribution was received, for what purpose and the amount.

Separate accounting records will be maintained for each contribution type in this plan and published every year in the relevant council's financial accounts. They will

contain details concerning contributions received and expended, including interest for each service or amenity to be provided. The records are held at Council's administration office and may be inspected upon request.

4.4 REVIEW OF PLAN

The contributions plan will be reviewed after five (5) years following the date of adoption. Council may review the plan prior to that time if required by changes to planning instruments, legislation or development conditions.

Minor adjustments including typographical corrections may be made to this plan without the need for public exhibition and adoption by Council.

5. GLOSSARY OF TERMS AND ABBREVIATIONS

Except where indicated in this section, the definitions of terms used in this plan are the definitions included in the EP&A Act, EP&A Regulation and the Penrith LEP.

For further clarity, words and phrases in this plan have the following meanings:

ABS means the Australian Bureau of Statistics.

Bond means a documentary performance bond which must be denominated in Australian dollars and be an unconditional undertaking issued by an Australian Prudential Regulation Authority (APRA) regulated authorised deposit taking institution or an insurer authorised by APRA to conduct new or renewal insurance business in Australia that has at all times an investment grade security rating from an industry recognised rating agency.

Building Industry Professional means any of the following:

- a practising builder who is licensed to undertake the proposed building works, or
- a practising registered quantity surveyor (member, affiliate or fellow), or
- a practising registered architect, or
- a practising qualified building estimator with relevant qualifications (eg. Degree in construction management), or
- a practising qualified and accredited building designer, or
- a project manager who has proven experience in costing development works at least to a similar scale and type as proposed, or
- a practising tradesperson who is licensed with the Department of Fair Trading or WorkCover and has the relevant qualifications and proven experience in costing development works at least to a similar scale and type as proposed, or
- a practising registered landscape architect who has proven experience in costing development works at least to a similar scale and type as proposed, or

- a practising structural, civil, electrical, mechanical or building services engineer who is registered with the National Engineering Registration Board and who has proven experience in costing development works at least to a similar scale and type as proposed.

CDC means complying development certificate.

Complying development certificate means a certificate referred to in section 4.27 of the EP&A Act.

Consent authority has the same meaning as in section 4.5 of the EP&A Act but also includes a registered certifier responsible for issuing a complying development certificate.

Cost summary report means a report prepared by a suitably qualified person described in this plan that sets out the proposed cost of carrying out of development as defined in clause 208 of the EP&A Regulation.

Council means Penrith City Council.

DA means development application.

Development has the same meaning as in section 1.5 of the EP&A Act.

Development application has the same meaning as in section 1.4 of the EP&A Act. Note that a development application does not include a complying development certificate.

Development consent has the same meaning as in section 1.4 of the EP&A Act. Note that a development consent includes a complying development certificate.

EP&A Act means the NSW *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the NSW *Environmental Planning and Assessment Regulation 2021*.

GFA means gross floor area.

LGA means local government area.

Local infrastructure means public amenities and public services that are traditionally the responsibility of local government, including roads, open space and recreation, and community facilities, but excluding water supply or sewerage services.

Minister means the Minister responsible for administering the NSW *Environmental Planning and Assessment Act 1979*.

Planning agreement means a voluntary agreement referred to in section 7.4 of the EP&A Act.

PPI means the Producer Price Index (building construction NSW) ABS Catalogue No. 6427.30 as published by the Australian Bureau of Statistics.

Proposed cost of development means the cost of development proposed in a development application or a complying development application under the provisions of clause 208 of the EP&A Regulation.

Works in kind means the construction or provision of the whole or part of a public facility that is identified in a works schedule in a contributions plan.

6. REFERENCES

St Marys Town Centre Section 7.12 Plan Background Report (idc, 2025)

Cultural and Heritage Values – Post Settlement Heritage (City Plan Heritage, 2022)

Economic Feasibility and Market Analysis (Hill PDA Consulting 2024)

Environmental Sustainability Study (Flux, 2024)

First Nations Heritage Study (Artefact, 2024)

Integrated Water Management Plan (Civille, 2024)

Parking Study (Bitzios, 2024)

Preliminary Site Investigation, Contamination (Douglas Partners, 2023)

Social and Affordable Rental Housing Discussion Paper (Penrith City Council, 2023)

St Marys Community Hub Needs Analysis and High Level Business Case (Cred Consulting, 2024)

Transport Assessment (Bitzios, 2024)

Urban Ecology Action Plan (eco logical Australia, 2023)

Urban Design Assessment and Modelling (Penrith City Council, 2024)

APPENDIX A: INFRASTRUCTURE SCHEDULES

Table 5 –Traffic and Active Transport Works Schedule

| Project Number | Project Name/Description of Works | Estimated Cost | Staging/Timing |
|----------------|---|----------------|----------------|
| 1 | Queen Street (between Nariel & Station) | \$1,094,850 | Long |
| 2 | Queen Street (between Phillip and Nariel) | \$3,239,279 | Long |
| 3 | Queen Street (between King and Phillip) | \$5,808,375 | Long |
| 4 | Queen Street (between GWH and King) | \$859,166 | Long |
| 5 | Charles Hackett Drive East | \$1,963,008 | Medium-Long |
| 6 | Crana Street (between Carinya and Queen) | \$625,812 | Short-Medium |
| 7 | Kungala Street (between Creek and Kalang) | \$4,020,412 | Medium-Long |
| 8 | Kungala Street (between Kalang and Charles Hackett) | \$6,788,336 | Medium-Long |
| 9 | Chapel Street West (between Queen and Gidley) | \$707,123 | Medium-Long |
| 10 | Chapel Street East (between Gidley and Lethbridge) | \$3,105,381 | Short-Medium |
| 11 | Chapel Street East (between Lethbridge and Glossop) | \$3,172,385 | Short-Medium |
| 12 | Carinya Avenue South (between Carson and Charles Hackett) | \$14,793,271 | Medium-Long |
| 13 | Carinya Avenue North (between Charles Hackett and Nariel) | \$13,111,894 | Medium |
| 14 | Nariel Street East (between Carinya and Queen) | \$2,431,631 | Medium-Long |
| 15 | Station Street (between Queen and Gidley through site link) | \$1,098,253 | Medium-Long |
| 16 | Station Street (between Gidley through site link and Blair) | By Metro | Short |
| 17 | Station Street (between Blair and Lethbridge) | By Metro | Short |
| 18 | Phillip Street (between Queen and Glossop) | \$1,044,356 | Short-Medium |
| 19 | Lethbridge Street North (between Phillip and Station) | \$1,048,973 | Short-Medium |

| | | | |
|--------------|--|---------------------|--------------|
| 20 | Gidley Street (between King and Phillip) | \$944,649 | Short |
| 21 | King Street (between Queen and Gidley) | \$830,810 | Medium |
| 22 | King Street (between Gidley and Glossop) | \$2,806,088 | Medium |
| 23 | Merinda Street (between Kalang and Carinya) | \$192,602 | Short-Medium |
| 24 | Taroona Avenue (between Kungala and Waratah) | \$113,575 | Short-Medium |
| 25 | New Local Road (between Phillip and Station) | \$154,860 | Short-Medium |
| 26 | Harris Street (between Forrester and Glossop) | \$2,337,161 | Short-Medium |
| 27 | West Lane Extension (from future carpark to Carinya) | \$1,356,148 | Medium-Long |
| 28 | West Lane Extension (linking Carinya to West Ln) | \$216,364 | Short-Medium |
| 29 | West Lane Link A (from Carinya to West Ln, south of CHD) | \$929,548 | Short-Medium |
| 30 | Ross Place (from Gidley to Ross Pl Park) | \$684,700 | Medium |
| 31 | Benalong Street (between Kalang and Carinya) | \$3,218,189 | Long |
| 32 | West Lane Link B (from Carinya to West Ln, North of CHD) | \$929,548 | Long |
| 33 | West Lane Link C (from Carinya to West Ln, North of CHD) | \$929,548 | Long |
| TOTAL | | \$80,556,292 | |

Table 6 – Intersection Works Schedule

| Project Number | Project Name/Description of Works | Estimated Cost | Staging/Timing |
|----------------|---|----------------|----------------|
| 1 | Queen Street: New Give-Way Rearrangement and Wombat Crossing | \$180,000 | Long |
| 2 | Queen Street: New Give-Way Rearrangement and Wombat Crossing | \$180,000 | Long |
| 3 | Queen Street: Intersection Closure Through Kerb Extension | \$295,000 | Long |
| 4 | Queen Street: Addition of Bicycle Lantern to Existing Signals | \$123,000 | Long |
| 5 | Queen Street: Kerb Realignment Through Intersection | \$410,000 | Long |
| 6 | Queen Street: Kerb Realignment and Wombat Crossing with Bike Crossing | \$197,000 | Long |
| 7 | Queen Street: Add Wombat Crossing to the Existing Road | \$139,000 | Long |
| 8 | Queen Street: Change to Left Turn Only from King to Queen and Add Give Way to Northern Leg of Queen St | \$106,000 | Long |
| 9 | Carinya Avenue: New Upgraded Intersection | \$5,733,000 | Long |
| 10 | Charles Hackett Drive: Intersection Closure Through Kerb Extension | \$115,000 | Medium-Long |
| 11 | Crana Street: Add Wombat Crossings (x2) to the Southern and Northern Legs on West Land | \$393,000 | Short-Medium |
| 12 | Kungala Street: Addition Of Wombat Crossing to the Existing Road | \$82,000 | Medium-Long |
| 13 | Kungala Street: Add Wombat Crossings (x2) to the Taroona Ave Leg and The Western Kungala Leg | \$344,000 | Medium-Long |
| 14 | Charles Hackett Drive: Priority Control Change to Left in Only | \$49,000 | Medium-Long |
| 15 | Chapel Street: Add Wombat Crossings (x2) to the North and South Legs of The Intersection | \$393,000 | Short-Medium |
| 16 | Chapel Street: Add Wombat Crossings (x4) to All Four Legs of The Existing Roundabout. | \$491,000 | Short-Medium |
| 17 | Chapel Street: Existing Roundabout to Have New Wombat Crossings (x4) Added with Pedestrian Links | \$491,000 | Short-Medium |

| Project Number | Project Name/Description of Works | Estimated Cost | Staging/Timing |
|----------------|---|----------------|----------------|
| 18 | Glossop Street: Add Bicycle Lantern to the Existing Signals | \$123,000 | Short-Medium |
| 19 | Carinya Avenue: Add a New Wombat Crossing to the Existing Road | \$139,000 | Medium |
| 20 | Carinya Avenue: Add a New Wombat Crossing to the Existing Road | \$139,000 | Medium |
| 21 | Nariel Street: Add Wombat Crossings (x2) to the Existing Intersection | \$25,000 | Medium-Long |
| 22 | Carinya Avenue: Add Wombat Crossing to the Existing Intersection | \$82,000 | Medium-Long |
| 23 | Carinya Avenue: Intersection Closure Through Kerb Extension | \$115,000 | Medium-Long |
| 24 | Nariel Street: Wombat Crossing on Northern and Southern Legs | \$278,000 | Medium-Long |
| 25 | Station Street: Intersection Closure Through Kerb Extension | \$57,000 | Medium-Long |
| 26 | Station Street: Construction of New Intersection on New Roads | \$8,190,000 | Long |
| 27 | Station Street: Add Wombat Crossing to the Existing Road | \$221,000 | Medium |
| 28 | Phillip Street: Add Wombat Crossings (x2) On Northern and Southern Legs | \$278,000 | Short-Medium |
| 29 | Phillip Street: Existing Pedestrian Crossing To Be Moved Westward | \$41,000 | Short-Medium |
| 30 | Phillip Street: Roundabout Upgrade and Addition of Wombat Crossings (x4) | \$2,048,000 | Short-Medium |
| 31 | Glossop Street: Add Bicycle Lantern to the Existing Signals | \$123,000 | Short |
| 32 | Gidley Street: Add Wombat Crossing to the Existing Intersection | \$139,000 | Short |
| 33 | Gidley Street: Add Wombat Crossing to the Existing Road | \$82,000 | Short |
| 34 | Gidley Street: Add Wombat Crossing to the Existing Road | \$82,000 | Short |
| 35 | Gidley Street: Priority Control Change Via Signage and Line marking and Add Wombat Crossing (Existing Kerbs, etc. to remain as existing) | \$41,000 | Short |
| 36 | King Street: Add Wombat Crossing & Bicycle Crossing to the Existing Road | \$25,000 | Short |
| 37 | Glossop Street: Addition of Wombat Crossing & Bicycle Crossing to the Existing Road | \$123,000 | Short-Medium |

| Project Number | Project Name/Description of Works | Estimated Cost | Staging/Timing |
|----------------|---|----------------|----------------|
| 38 | Kalang Avenue: Add Wombat Crossing to the Existing Intersection | \$139,000 | Short-Medium |
| 39 | Merinda Street: Add Wombat Crossing to the Existing Intersection | \$139,000 | Short-Medium |
| 40 | Merinda Street: Add Wombat Crossing to the Existing Intersection | \$139,000 | Short-Medium |
| 41 | Waratah Street: Add Wombat Crossing to the Existing Intersection | \$139,000 | Short-Medium |
| 42 | Harris Street: Add Wombat Crossing to the Existing Intersection | \$139,000 | Short-Medium |
| 43 | Harris Street: Addition of Wombat Crossing to the Existing Road | \$139,000 | Short-Medium |
| 44 | Glossop Street: Add Wombat Crossing to the Existing Intersection | \$139,000 | Short-Medium |
| 45 | Charles Hackett Drive: New Signalised intersection | \$4,914,000 | Medium |
| TOTAL | | \$27,959,000 | |

Table 7 – Streetscape Improvements Works Schedule

| Project Number | Project Name/ Description of Works | Estimated Cost | Staging/Timing |
|----------------|------------------------------------|----------------|----------------|
| S1 | Camira St | \$177,000 | Short-Medium |
| S2 | Kalang Ave | \$485,000 | Short-Medium |
| S3 | Carinya St | \$76,000 | Short-Medium |
| S4 | Nariel St | \$180,000 | Short-Medium |
| S5 | Araluen Ave | \$150,000 | Short-Medium |
| S6 | Acacia Ave | \$149,000 | Short-Medium |
| S7 | Waratah St | \$226,000 | Short-Medium |
| S8 | Gabriels Ln | \$241,000 | Short-Medium |
| S9 | Chesham St | \$182,000 | Short-Medium |
| S10 | Blair Ave | \$347,000 | Short-Medium |
| S11 | Lethbridge St | \$436,000 | Short-Medium |
| S12 | Champness Cr | \$357,000 | Short-Medium |
| S13 | Brock Ave | \$123,000 | Short-Medium |
| S14 | Stapleton Pde | \$329,000 | Short-Medium |
| TOTAL | | \$3,458,000 | |

Table 8 – Local Open Space Works Schedule

| Project Number | Area (m²) | Project Name/Description of Works | Estimated Cost | Staging/Timing |
|----------------|-----------|---|---------------------|----------------|
| O1 | 15,500 | Bennett Park (West): Embellishment – new seating, picnic tables, playground, paths and landscaping Bennett Park (East): WEST INVEST FUNDED | \$6,797,700 | Medium |
| O2 | 4,924 | Astley Park: Embellishment – new seating, shared path and tree planting | \$1,715,300 | Long |
| O3 | 1,645 | Ross Place Park: Embellishment – new landscape and tree planting | \$572,900 | Medium-Long |
| O4 | 6,155 | Ross Place Park: New Local Park – new landscape, active play equipment and tree planting | \$2,765,600* | Medium-Long |
| O5 | 4,033 | Gateway Park: New Landscape – new sophisticated hardscape and soft landscape treatments | \$3,587,400 | Medium-Long |
| O6 | 530 | Southern Plaza: New Landscape – new sophisticated hardscape, soft landscape and public art | \$1,181,500 | Short-Medium |
| O7 | 1,607 | Civic Plaza: New Civic Plaza – new paving, planter boxes, seating | \$3,329,300 | Short-Medium |
| O8 | 8,370 | Jack Jewry Park: Embellishment – new landscape and tree planting | \$3,114,000 | Short-Medium |
| O9 | 8,441 | St Marys central park: Embellishment – central lawn, performance stage WEST INVEST FUNDED | - | Short |
| O10 | 3,066 | St Marys central park: New Landscape – new seating, shared path & tree planting WEST INVEST FUNDED | - | Short |
| O11 | 1,206 | Blue/Green Link: New Landscape – new landscape and tree planting | \$2,189,800 | Long |
| O12 | 2,047 | Blue/Green Link: New Landscape – new landscape and tree planting | \$2,223,000 | Long |
| O13 | 825 | Carson Lane: New Landscape – new landscape and tree planting | \$869,900 | Medium-Long |
| O14 | 577 | Station Link: New Landscape – new shared path and tree planting | \$709,700 | Long |
| | | | \$29,056,100 | |

*includes \$500,000 for active play equipment

Table 9 – Water Management Works Schedule

| Project Number | Project Name/ Description of Works | Estimated Cost | Staging/Timing |
|----------------|---|---------------------|----------------|
| W1 | South Creek wetland basin | \$3,194,895 | Short-Medium |
| W2 | South Creek reuse | \$563,550 | Medium-Long |
| W3 | South Creek outlet upgrades | \$390,150 | Short |
| W4 | South Creek revegetation works | \$3,263,966 | Short-Medium |
| W5 | Bennett Park raingarden | \$1,777,350 | Medium |
| W6 | Kingsway riparian + wetlands | \$3,572,040 | Short-Medium |
| W7 | South Creek Parklands riparian planting | \$762,960 | Short |
| W8 | East Lane (blue/green link) flood mitigation works & trunk stormwater drainage upgrades | \$10,243,894 | Long |
| TOTAL | | \$23,768,805 | |

Table 10 – Land Acquisition

| Project Number | Project Name/Description of Works | Street Address | Value Range (\$/sqm) | Land Area to be Acquired (m²) | Zoning | Estimated Costs | Staging/Timing |
|--|---|-----------------------|----------------------|-------------------------------|--------|---------------------|----------------|
| R13 | Carinya Avenue: Road Widening | 62-64 Carinya Ave | \$800 - \$1,000* | 244 | MU1 | | Medium-Long |
| R25 | Phillip to Station Street: New Local Road | 33-34 Phillip St | \$750 - \$950* | 1,668 | MU1 | | Medium |
| R31 | Gidley to Station Street: Through-site Link | Lot 8 & 45 Phillip St | \$750 - \$950* | 595 | MU1 | | Medium |
| Traffic & Active Transport Subtotal | | | | | | \$12,650,000 | |
| O4 | Ross Place: New Local Park & Through-site Link | 13-17 Lethbridge St | \$2,000 - \$2,500 | 219 | R4 | | Medium-Long |
| | | 17 Ross Pl | \$1,650 - \$1,950 | 714 | R4 | | |
| | | 15 Ross Pl | \$1,650 - \$1,950 | 1,277 | R4 | | |
| | | 13 Ross Pl | \$1,650 - \$1,950 | 1,049 | R4 | | |
| | | 11 Ross Pl | \$1,650 - \$1,950 | 752 | R4 | | |
| | | 9 Ross Pl | \$1,650 - \$1,950 | 746 | R4 | | |
| O5 | Chesham Street: New Gateway Park | 11-13 Chesham St | \$1,550 - \$1,850 | 5,252 | R4 | | Medium-Long |
| O11 | East Lane: Flood Mitigation work & drainage upgrades | 118 Queen St | \$1,650 - \$1,950* | 746 | MU1 | | Long |
| | | 116A Queen St | \$1,650 - \$1,950* | 229 | MU1 | | |
| | | 122 Queen St | \$1,650 - \$1,950* | 278 | MU1 | | |
| O14 | Carinya Avenue: Station Link | 78 Carinya Ave | \$800 - \$1,000* | 577 | MU1 | | Long |
| Open Space Subtotal | | | | | | \$30,687,500 | |
| TOTAL | | | | | | \$43,337,500 | |

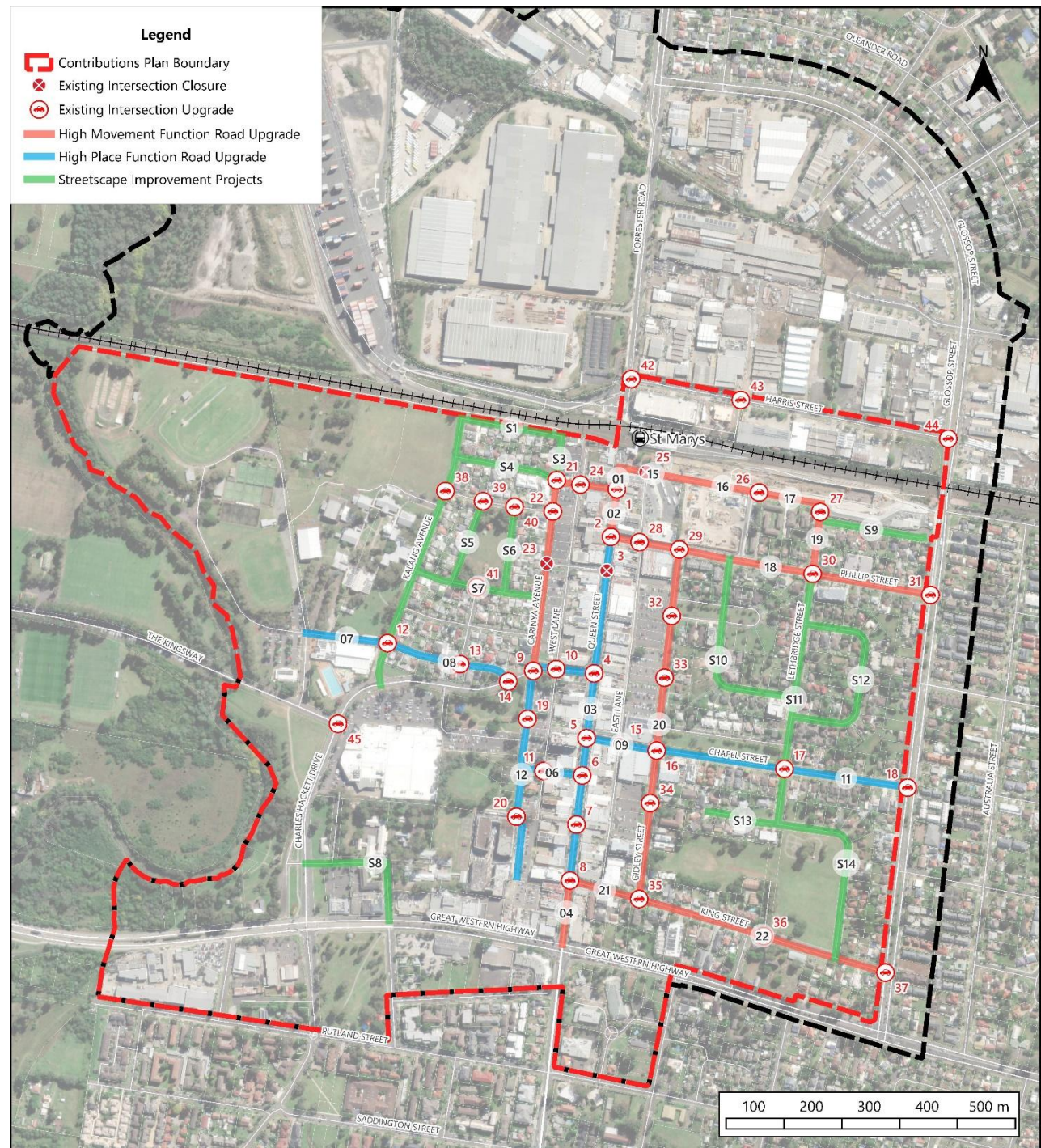
* Valuation calculated on Gross Floor Area

Table 11 – Community Infrastructure

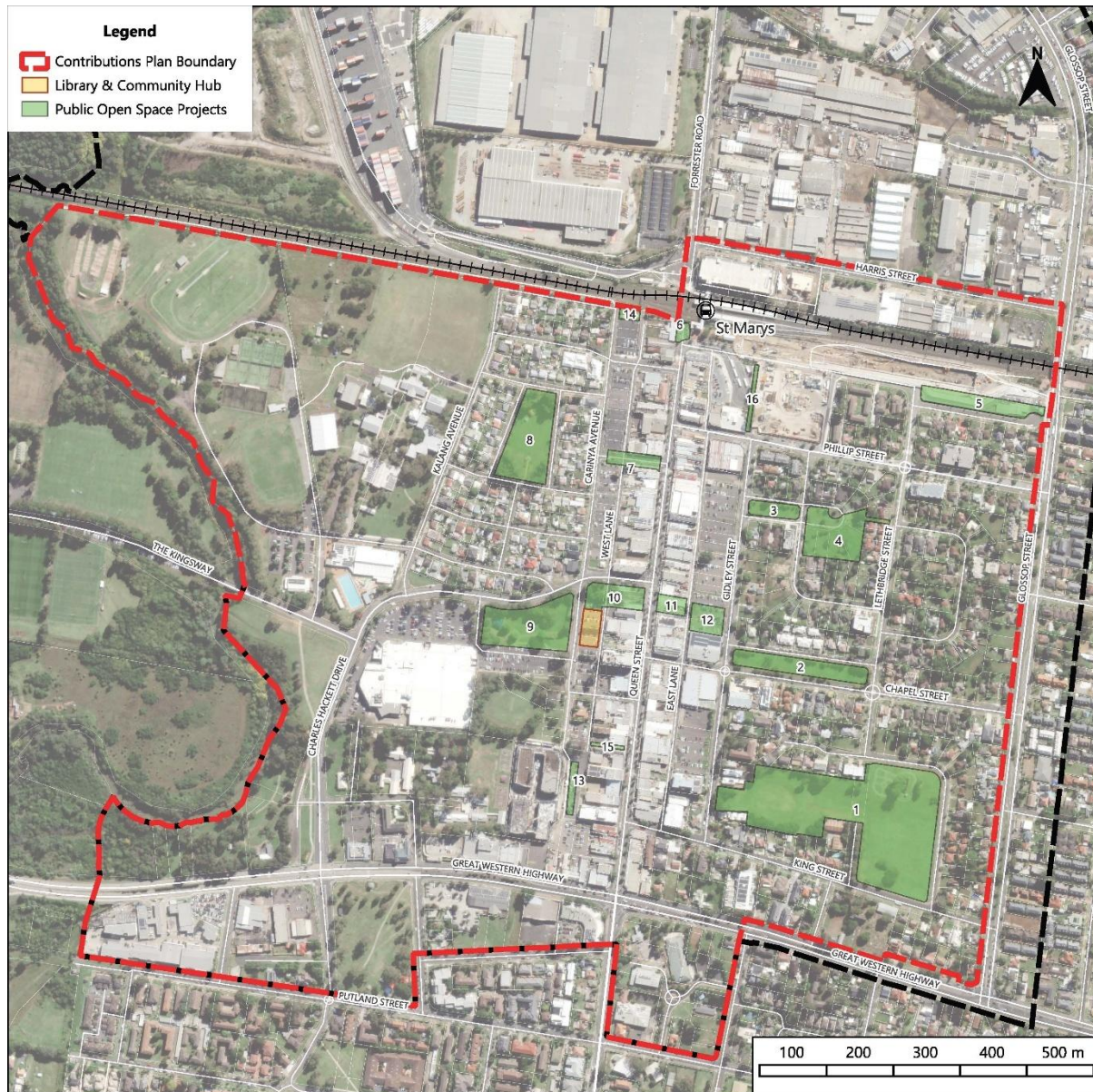
| Project Number | Project Name/ Description of Works | Estimated Costs | Staging/Timing |
|----------------|--|---------------------|----------------|
| 1 | Library & Community Hub – multi-purpose facility (approx. 4,200m ²), featuring a new library, flexible meeting and function rooms, creative spaces, community service organisation offices, and café. | \$27,500,000 | Medium |
| | TOTAL | \$27,500,000 | |

APPENDIX B: INFRASTRUCTURE LOCATION MAPS

TRAFFIC & ACTIVE TRANSPORT, INTERSECTION & STREETSCAPE IMPROVEMENT INFRASTRUCTURE



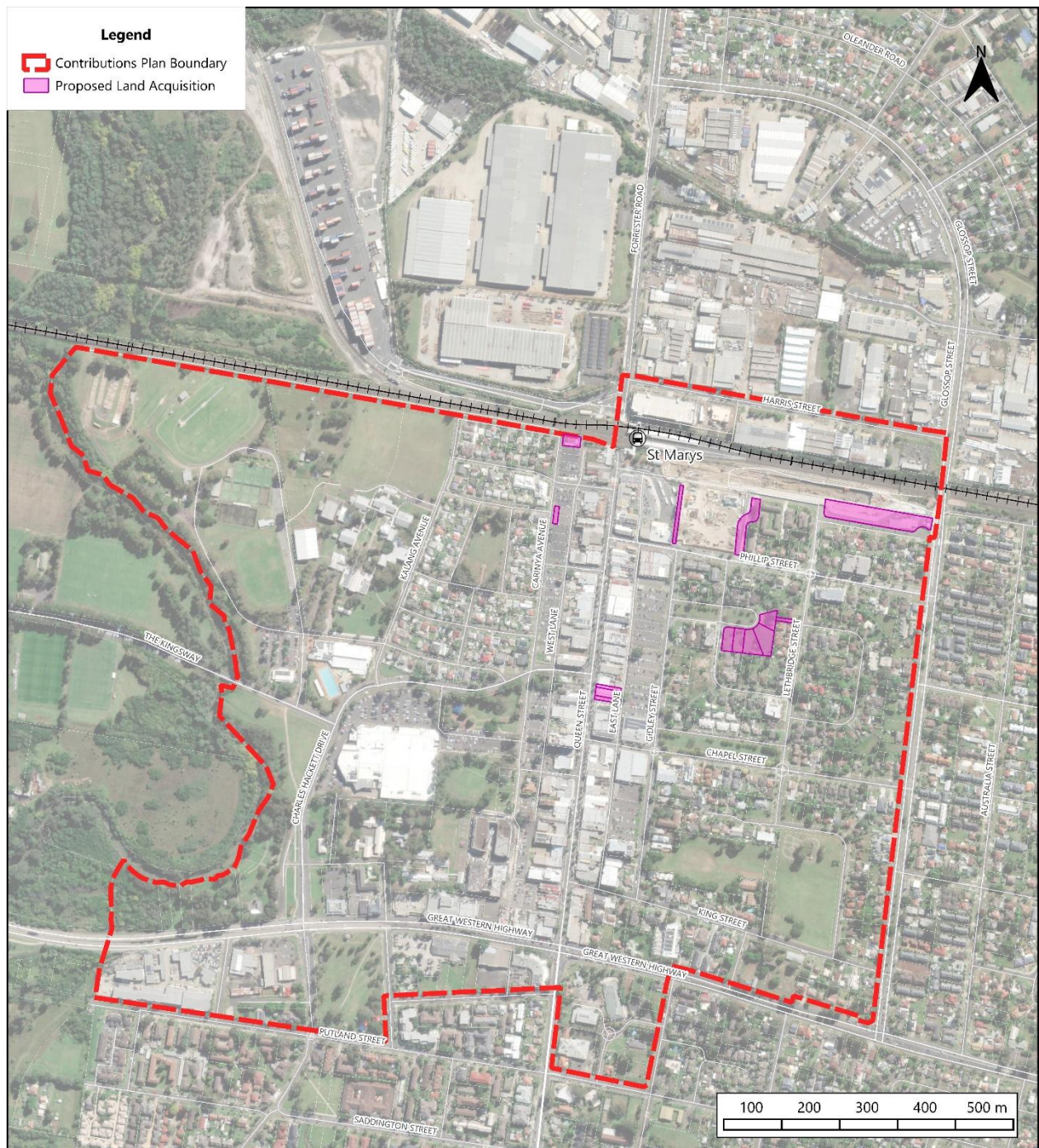
LOCAL OPEN SPACE & COMMUNITY INFRASTRUCTURE



WATER MANAGEMENT INFRASTRUCTURE



LAND ACQUISITION



APPENDIX C: ST MARYS TOWN CENTRE
SECTION 7.12 CONTRIBUTIONS PLAN
BACKGROUND REPORT